

RENT ROLL 2023-2024

1380 East Sahara Ave. Suites A & B Las Vegas, Nevada 89104: Consisting of +/- 2,928 sq. ft. of office/retail free-standing single-story building:

SUITE A: Las Vegas Chiropractic Center, LLC consisting of +/- 1,700 sq. ft.

10-01-2023 TO 09-30-2024 \$2,153.00 monthly Base Rent plus C.A.M. Fees.
10-01-2024 TO 09-30-2025 \$2,211.00 monthly Base Rent plus C.A.M. Fees.
10-01-2025 TO 09-30-2026 \$2,271.00 monthly Base Rent plus C.A.M. Fees.
10-01-2026 TO 09-30-2027 \$2,332.00 monthly Base Rent plus C.A.M. Fees.

NOTE: C.A.M. Fees are presently estimated at .20 psf./\$340.00 monthly.

NOTE: Tenant has occupied the premises for +/- 14 years.

SUITE B: Sepia, LLC DBA: Dollar Symphony Group Taxes & Insurance consisting of +/- 1,228 sq. ft. of office/retail free-standing single-story space.

01-01-2023 TO 12-31-2023 \$1,412.20 monthly Base Rent plus C.A.M. Fees.
01-01-2024 TO 12-31-2024 \$1,596.00 monthly Base Rent plus C.A.M. Fees.
01-01-2025 TO 12-31-2025 \$1,660.00 monthly Base Rent plus C.A.M. Fees.
01-01-2026 TO 12-31-2026 \$1,726.00 monthly Base Rent plus C.A.M. Fees.
01-01-2027 TO 12-31-2027 \$1,795.00 monthly Base Rent plus C.A.M. Fees.
01-01-2028 TO 12-31-2028 \$1,867.00 monthly Base Rent plus C.A.M. Fees.

NOTE: C.A.M. Fees are presently estimated at .20 psf./\$245.60 monthly.

NOTE: Tenant has occupied the premises since October 4, 2017.

Clear Channel Outdoor, Inc.

11-01-2019 TO 10-31-2024 \$461.00 monthly plus year end annual bonus.

NOTE: The year end annual bonus for 2022 was +/- \$5,000.00.

2408 Pardee Place Las Vegas, Nevada 89104: Consisting of +/- 2,416 sq. ft. of office/retail free-standing single-story building:

02-01-2023 TO 12-31-2023 \$2,416.00 monthly Base Rent plus C.A.M. Fees.
01-01-2024 TO 12-31-2024 \$2,513.00 monthly Base Rent plus C.A.M. Fees.
01-01-2025 TO 12-31-2025 \$2,614.00 monthly Base Rent plus C.A.M. Fees.
01-01-2026 TO 12-31-2026 \$2,719.00 monthly Base Rent plus C.A.M. Fees.
01-01-2027 TO 12-31-2027 \$2,828.00 monthly Base Rent plus C.A.M. Fees.

NOTE: C.A.M. Fees are presently estimated at .20 psf./\$483.20 monthly.